

EXHIBIT A

LPA RX 851 WD

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Ver. Date 06-03-22

PID 105734

**PARCEL 12-WD1
FRA 16 8.24
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Section 2 of Township 12, Range 21 Refugee Lands, being part of Quarter Township 3, Township 1, Range 16 of the United States Military Lands, being part of an original 68.03 acre tract of land in the name of Hawkes Hospital of Mt. Carmel as described in Deed Book 589, Page 648, all records are on file in the Franklin County Recorder's Office, and being a tract of land lying on the right side of the centerline of Right of Way of State Route 16 (hereafter referred to as S.R. 16), as shown on the FRA-16-7.79 and FRA-270-30.32 plans made by the Ohio Department of Transportation, and is more particularly described as follows:

Beginning for Reference at a concrete monument found in the southerly Right of Way line of said S.R. 16 (East Broad Street), being 33.00 feet right of centerline Station 205+00.00 as delineated in the FRA-16-7.79 centerline plat as recorded in Plat Book 29, Page 4;

Thence North 08°08'48" West, perpendicular to and leaving said southerly Right of Way line a distance of 33.00 feet to a point in said centerline, being centerline Station 205+00.00;

Thence with said centerline, the following two (2) courses:

1. South 81°51'12" West, a distance of 692.00 feet to a monument box set at a point of deflection at centerline Station 198+08.00;
2. South 82°20'12" West, a distance of 1007.73 feet, passing a monument box set at the centerline of Right of Way intersection of said S.R. 16 (East Broad Street) and McNaughten Road (R/W Varies) at centerline Station 192+01.64 at 606.36 feet, to a

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point of deflection at centerline Station 188+00.27, being a point in the southerly line of a 43.837 acre tract of land in the name of Mount Carmel Health System, an Ohio Nonprofit Corporation as described in IN. 200312110392742;

Thence South 82°20'12" West, with said southerly line, a distance of 1181.18 feet to the northwesterly corner of a 21.416 acre tract of land in the name of Mount Carmel Health, an Ohio not for profit corporation, formerly known as The Hawkes Hospital of Mt. Carmel, as described in Official Record 16070 Page D 16, being 16.83 feet left of centerline Station 176+18.71 of the centerline of Right of Way of FRA-270-30.32 as shown in Plat Book 40 Page 119-A, being a northerly corner of said 46.848 tract and in the southerly line of a 43.837 acre tract of land in the name of Mount Carmel Health System, an Ohio Nonprofit Corporation as described in IN. 200312110392742 and the **True Place of Beginning** for the tract of land herein being described;

Thence with the westerly line of said 21.416 acre tract, the following two (2) courses:

1. South 09°45'35" East, a distance of 107.54 feet to an iron pipe set 90.71 feet right of centerline Station 176+18.52, passing the existing southerly Right of Way line of said S.R. 16 (East Broad Street) at 100.07 feet;
2. South 01°41'17" West, a distance of 5.08 feet to an iron pipe set 95.69 feet right of centerline Station 176+17.51;

Thence South 82°09'00" West, through said 46.848 acre tract, a distance of 21.51 feet to a point in the easterly line of a 4.470 acre tract of land in the name of the State of Ohio as described in Deed Book 3229, Page 641, being 94.95 feet right of centerline Station 175+96.15 and referenced by a 3/4" inside diameter iron pipe found bearing South 09°38'54" East a distance of 0.20 feet;

Thence North 09°45'32" West, with said easterly line, a distance of 112.62 feet, passing said southerly Right of Way line at 12.55 feet, to the northeasterly corner of said 4.470 acre tract and in the southerly line of said 43.837 acre tract, being 17.68 feet left of centerline Station 175+96.18;

Thence North 82°20'12" East, with said southerly line, a distance of 22.52 feet to the **True Place of Beginning**.

The above described area contains 0.058 acres more or less, which is part of Franklin County Auditor's Permanent Parcel number 010-109372-00 and the present road occupies 0.052 acres.

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Bearings for this description are based on Ohio State Plane Coordinates, South Zone, NAD 83 (2007) Datum as established utilizing a GPS survey performed in November 2017, holding North 82°20'12" East for the centerline of East Broad Street (State Route 16).

Iron pipes set are 13/16" inside diameter iron pipe, 30" long with a yellow cap stamped "OHM".

The stations referred to in this description are from the centerline of Right-of-Way of State Route 16, as found on the FRA-16-7.79 centerline plat as recorded in Franklin County Recorder's Office in Plat Book 29, Page 4, and the FRA-270-30.32 centerline plat as recorded in Franklin County Recorder's Office in Plat Book 40 Page 119-A.

The stations are shown on the FRA 16 8.24 centerline plat, as recorded in Franklin County Recorder's Office in Plat Book 132 Page 106-109.

This description is based on an actual field survey performed from 11/2017 to 8/2020 and was created under the direction and supervision of John J. Raab, Registered Surveyor No. S-7863

John J. Raab
Registered Surveyor No. S-7863

Date